SUNCHASE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JULY 12, 2010

MINUTES

BOARD MEMBERS PRESENT
Jim Babbitt
Don Stiffler
Sis Zoeller

OTHERS PRESENT
Bob Guenther (representing Ray Etheridge)
Lynda Babbitt
Jake Commer
Gil Zoeller

CALL TO ORDER & APPROVAL OF MINUTES
Jim Babbitt called the meeting to order at 5:30 PM.

The chair recognized with thanks the efforts of Sis Zoeller and Mr. Fred Robinson for arranging the meeting room at the Santa Rosa Yacht Club, as well as others for contributions in his absence.

After a short discussion noting Mr. Stiffler's kayak theft and the chair's discussion regarding the painting bid (Ray Etheridge is checking with the successful bidder as to holding his price until October.), the minutes of the June 14th minutes were approved. Motion for approval was submitted by Sis Zoeller, seconded by Don Stiffler, and the motion was passed unanimously.

FINANCIAL REPORT
The financial statements for June were reviewed, collections for the month were $1,929 under budget; for the year however we are still over budget by $7,975.The Reserve transfer and Insurance transfer were made as scheduled. Expenses were reviewed and all items are within budget with the exception of general maintenance, general maintenance is running well over budget and most of this is for wood rot repairs and water line repairs. The cash in the various bank accounts and CD's were briefly reviewed. The accounts receivable was discussed in some detail, we have one (1) additional unit that has recently gone into foreclosure bringing the total to two (2) units in foreclosure. Notices of Intent to Lien are being mailed to two (2) additional units and statements to several other units, which are continually running one (1) month in arrears.

UPDATE ON FORECLOSURE
Etheridge Properties has been served notice on one (1) additional unit in foreclosure. This makes two (2) units known to be in foreclosure. One of the units will be sold at the court house on August 18th.

BEACH PROTECTION /CLEANUP

The discussion regarding oil spill cleanup resulted in a consensus to wait and watch. Sunchase property owners were provided appropriate contacts at the City of Gulf Breeze. Mr. Commer noted that "self help" carries significant responsibility. We should rely upon Gulf Breeze/BP to provide any necessary prevention/cleanup.

Sis Zoeller complimented Jim Babbitt for his efforts doing the weed cutting on the Sunchase Beach.

REPAIRS TO STEPS AND BALCONY DECKS-PAINTING APPROVED FOR OCTOBER

The chair discussed the painting scheduled for October and whether or not the bidder will hold to his price at that time. Both bidders provided time and materials prices. The price quoted by Russell Hester is higher than the hourly rate by Etheridge maintenance. Coordination of efforts may be necessary if problems are discovered during the painting process.

RESPONSIBILITY FOR MAINTENANCE OF EXTERIOR OF DOORS

Sis Zoeller began a discussion of door replacement responsibility and a discussion followed. Excerpted pages from the Declaration of Condominium with specific attention to paragraph 6.2.(A)1. Which states that the Association is responsible for the "(exterior of doors,…". In other words, the Association is responsible for maintenance of the exterior of the doors such as, painting the doors. Bob Guenther noted that no doors have been replaced by the Association to date. Sis Zoeller presented a motion that we do not replace doors, but that painting is appropriate. Since the decision derived from the Declaration of Condominium, it was decided that no motion was necessary. It was agreed to respond to the pending request for reimbursement by an owner following Mr. Commer's suggested wording. This wording will be provided to Ray Etheridge.

REQUEST BY UNIT C-3 FOR REIMBURSEMENT FOR INSTALLATION OF (2) SUPPORT POSTS INSIDE

Relating to this request, Sis Zoeller stated that people did not come to the Board for permission to remove posts from within their units. Further, she stated that her contractor refused to remove her "kitchen" post. Again, reviewing the Declaration of Condominium, revealed the paragraph, 6.2.(C) "Alteration and Improvement." Don Stiffler summed up the discussion: Board approval is required to alter a unit, approval was not requested, approval was not given, and therefore, it is not the Association's responsibility to fix it. Don Stiffler, other board members, and Jake Commer will determine what actions, if any, should be taken by owners who have previously removed the supporting posts.

RESPONSE TO A WRITTEN REQUEST FROM BUTCH SOMMERMYER NOTING THAT MANY PALM TREES ARE CAUSING SIDING TO ROT AND THAT MANY PALM TREES NEED TO BE REMOVED IMMEDIATELY

Don Stiffler addressed the damage from palm trees rubbing and shading certain condo walls. Damage has occurred. Following a discussion, the chairman, Don Stiffler, and Ray Etheridge will review this issue and make recommendations. Sis Zoeller put this in motion form, seconded by Don Stiffler, and carried.

ADJOURNMENT

The meeting was adjourned before 7:00 PM per request of marina representative earlier.